

SECOND ANNUAL REPORT

OF THE

COLONIZATION COMMISSIONERS

FOR

S O U T H A U S T R A L I A

TO HER MAJESTY'S

PRINCIPAL SECRETARY OF STATE FOR THE COLONIES.

1837.

Presented pursuant to Act 4 & 5 WILL. IV. c. 95.

Ordered, by The House of Commons, to be Printed,
26 January 1838.

THE REPORT - - - - - p. 3

APPENDIX - - - - - p. 10

No. 1.—Statement of the Ships which have proceeded to South Australia ; together
with the Number of Labouring Emigrants and Cabin Passengers, p. 10, 11

No. 2.—A Statement of Financial Receipts and Payments from the 31st May 1836,
the date of the last Report, to the 22d December 1837 inclusive - p. 10

No. 3.—Revenue Fund - - - - - p. 12

No. 4.—Extract of a Letter of Instructions by the Colonization Commissioners for
South Australia to James Hurtle Fisher, Esq., Resident Commissioner
'in South Australia - - - - - p. 13

No. 5.—Second Letter of Instructions by the Colonization Commissioners for South
Australia to James Hurtle Fisher, Esq., Resident Commissioner in South
Australia - - - - - p. 15

No. 6.—Third Letter of Instructions by the Colonization Commissioners for South
Australia to James Hurtle Fisher, Esq., Resident Commissioner in South
Australia - - - - - p. 17

No. 7.—Reference to the Plan of Adelaide, in South Australia, with the Acre
Allotments numbered, and a reference to the Names of the Original
Purchasers - - - - - p. 18

No. 8.—PLAN OF ADELAIDE.

No. 9.—COAST OF GULF ST. VINCENT.

No. 10.—CHART OF NEPEAN BAY.

SECOND ANNUAL REPORT

OF THE.

COLONIZATION COMMISSIONERS FOR SOUTH AUSTRALIA.

Received by the Secretary of State for the Colonies, on the 26th December 1837.

South Australian Commission,
22 December 1837.

My Lord,
WE beg permission, in compliance with the 16th section of the Act 4 & 5 Will. IV., c. 95, to present to your Lordship a detailed Report of our proceedings, from the date of our First Annual Report to the present time.

Extent of Emigration.

In our First Annual Report we stated, that, up to the 24th of June 1836, the extent of emigration from this country to South Australia had been as follows :

DATE of Departure.	From what Port.	NAME of VESSEL.	TONNAGE.	By whom Despatched.	By whom Commanded.	EMIGRANTS of the Labouring Class.				Children, the Charge for whose Passage has been defrayed partly by the Emigration Fund, partly by other means.		Children, the Charge for whose Passage has been defrayed en- tirely by other means.		Persons of a superior Class, whose Passage is not defrayed by the Emigration Fund.		Total of the whole.
						Adults conveyed by the Emigration Fund.	Adults ineligible for conveyance by the Emigration Fund, the Charge for whose Passage has been de- frayed by other means.	M.	F.	M.	F.	M.	F.	M.	F.	
1836: 23 Feb. -	London -	John Pirie -	105	S. A. Co. -	G. Martin -	M. 17	F. 4	M. 2	F. -	M. 1	F. 1	M. 1	F. 2	M. -	F. -	28
24 — -	Ditto -	Duke of York -	190	Ditto -	R. C. Morgan	25	-	4	-	-	-	-	-	5	4	38
20 March -	Ditto -	Cygnets -	239	Commissioners	John Rolls -	38	14	-	-	9	8	-	-	11	4	84
30 — -	Liverpool	Lady Mary Pelham	206	S. A. Co. -	Robt. Ross -	22	1	4	-	-	-	-	-	1	1	29
21 April -	London -	Emma -	164	Ditto -	J. Nelson -	12	3	-	-	-	1	1	2	2	1	22
1 May -	Ditto -	Rapid -	162	Commissioners	Wm. Light -	16	1	-	-	-	-	-	-	7	-	24
						130	23	10	-	10	10	2	4	26	10	225

	Males.	Females.	Total.
Labouring Class - - - - -	152	37	189
Superior Class - - - - -	26	10	36
Total - - - - -	178	47	225

Up to the present time 25 vessels, conveying 2,220 settlers, have been despatched from this country; and, by the latest accounts received by the Commissioners, 16 vessels, with 936 settlers, have reached the Colony.

The Commissioners have the satisfaction to report, that under the favour of Providence this extensive emigration has been conducted without the occurrence of a single disaster to any of the ships employed; that there is reason to believe that the mortality during the voyage has been less than the average mortality in this country; and that the emigrants have been safely landed in the country of their adoption.

Sale of Land.

The total of the sums received for the sale of land up to the present time has amounted to 43,221*l.* 9*s.* Of this sum, 36,427*l.* 5*s.* were received before the date of the First Annual Report, and subsequently to that Report 3,200*l.* have been paid for land in this country, and 3,594*l.* 4*s.* have been paid in the Colony on account of the 563 town sections sold by auction, after the first 437 town sections had been appropriated to the original purchasers of land orders in this country. The whole of the sales of land hitherto effected is stated in the following tabular form :

RETURN of the SALES of LANDS from the commencement, on the 15th July 1835, to the 7th December 1837.

	Number of Acres.	RECEIPTS.		
		£.	s.	d.
Four hundred and thirty-seven land orders included in the preliminary sales, each order being for 135 acres - - -	58,995	35,397	-	-
One deposit forfeited - - - - -	-	20	5	-
Land orders, exclusive of the preliminary sales, each for 80 acres, at 12 <i>s.</i> per acre - - - - -	1,600	960	-	-
Ditto, at 20 <i>s.</i> per acre - - - - -	3,200	3,200	-	-
Investment for the purchase of land in the Colony - - -	-	50	-	-
Amount received by the Commissioner in the Colony for sale of the town sections, not included in the 437 preliminary orders - - - - -	-	3,594	4	-
	63,795	43,221	9	-

Progress of the Surveys.

The surveys have not proceeded with the celerity which the Commissioners had reason to expect. In colonizing a country so imperfectly explored as South Australia, it would have been desirable to have had the coasts and harbours examined, the site of the capital determined, and a considerable extent of land surveyed before the first body of settlers sailed from this country. But the provisions of the South Australian Act rendered this course impracticable. By the 26th clause of the Act, the Commissioners were precluded from commencing their operations until after the sum of 35,000 *l.* had been advanced in this country for the purchase of land in the Colony. The persons who had purchased orders for land, and who had broken up their establishments and disposed of their business in order to do so, and to proceed to the Colony, became impatient of delay ; and would not be retained in this country losing their time and wasting their resources, while the coasts of South Australia were in the course of examination. Under these circumstances, it was impossible for the Commissioners to prevent the arrival of a considerable body of settlers before the surveys were sufficiently advanced to allow them to be placed at once on their locations. This unavoidable inconvenience has been unnecessarily increased by a misunderstanding respecting the site of the capital, and the consequent want of that unity of purpose and effectual co-operation which ought to have existed.

The town surveys were completed about the 10th of March ; on the 23d of March the purchasers of the first 437 orders were put in possession of their sections, and on the 27th of March the remainder of the 1,000 acre sections of which the capital consists, were sold by public auction. The misunderstanding and delay which occurred with regard to the site of the capital necessarily retarded the field operations ; and though the Commissioners supplied a surveying staff, which competent authorities have pronounced to be amply sufficient, yet, to the date of the latest despatches from the Colony, the country surveys had been little advanced.

The Commissioners have reason to believe that the obstruction to the industry of the Colony, arising from the slow progress of the country surveys, will prove to be more apparent than real. This opinion concurs with that of intelligent settlers writing from the spot.

South Australia is calculated to become a pastoral rather than a tillage country; and though it may produce ample supplies of grain for domestic consumption, yet its principal staple for exportation must, for a considerable period, consist chiefly of wool. The town lands already allotted are sufficient to yield the Colonists vegetable food for the first two years; and, with respect to stock, there is no restriction to landed proprietors feeding and multiplying it upon the natural pastures to any extent they please.

Though the slow progress of the surveys has not been occasioned by a deficiency in the strength of the surveying staff originally sent out, yet the Commissioners have considered it expedient to increase the efficiency of the surveying corps, and to make arrangements for effecting a survey of 150 square miles of country within a period of two months. By this arrangement the surveys will, in future, be kept considerably in advance of the demands for additional land, and settlers on arriving in the Colony will be able at once to select and enter upon their locations.

The Supply of Labour.

The distinguishing principle of the Colony of South Australia, is the appropriation of the whole of the revenue derived from the sale of public land to the conveyance of emigrants of the labouring class. In applying this principle, the problem which, in the first instance, the Commissioners had to solve was, how to adjust the supply of labour to the demand, before the extent of the demand for labour in the new Colony could be known in this country. It appeared to the Commissioners, in considering this difficult question, that it would be safer to err on the side of deficiency than on that of excess. An error on the side of deficiency would admit of speedy rectification, while an error of excess might prove irretrievable. The first consequence of sending out a supply of labour less than the demand required, would be a very high rate of wages in the Colony, and an unemployed emigration fund in this country; and this state of things, though undesirable, would yet supply the immediate means of removing the temporary obstacle to prosperity, inasmuch as the high rate of wages would attract labourers of a superior class, while there was a disposable emigration fund to convey them to the Colony. On the other hand, the state of things produced by sending out a supply of labour excessive in relation to the demand would contain no self-correcting power. Commencing with a redundant supply of labour would render the Colony a pauper settlement from the beginning. Wages would be low, and the labourers, to whom a free passage had been given, would migrate to the neighbouring colonies, or would have to be supported from the public stores at the expense of the emigration fund. Hence the temporary excess would have a tendency to occasion a permanent deficiency of labour. No labourers, except those of the worst class, could be induced to emigrate to a colony which had acquired a pauper character; nor could any considerable supply even of the worst class of labourers be sent out after a large proportion of the emigration fund had been expended by conveying superfluous numbers, and by supporting them until they found employment in the Colony or emigrated to the neighbouring settlements in quest of it.

Influenced by these considerations, the Commissioners have endeavoured so to administer the emigration fund as to keep the supply of labour up to the ascertained demand; and, where the extent of employment could not be ascertained beforehand, to allow the demand to precede the supply, rather than to cause the supply to precede the demand. Under the regulations for the disposal of land, the privilege of selecting servants and labourers for a free passage, at the rate of one person for every 16*l.* paid in this country for land, was made subject to the condition, that the persons so selected should be hired by those who selected them, for at least one year after their arrival in the Colony. This regulation was adopted for the twofold object of supplying the emigrating capitalist with the quantity and the quality of labour which his intended operations in the Colony might require, and of affording to the emigrating labourer regular employment until the establishment of a labour market and of a Colonial rate of wages should secure him against the hazard of destitution. A very small proportion of the purchasers of land availed themselves of the privilege granted by this regulation. The country had yet to be explored, the site of the first settlement was not fixed, and the adventuring capitalist, uncertain as to the amount

of capital he might be able profitably to employ, and as to the quantity of labour he might require, declined the selection of labourers subject to the condition of retaining them, whether wanted or not, for a fixed period of 12 months. As the condition of hiring appeared to impose too great a restriction upon the purchasers of land in selecting labourers for a free passage to the Colony, the Commissioners relaxed their original rule, and announced their intention of sending a considerable supply of labourers in the autumn of last year, without regard to the condition of hiring. But the proprietors and capitalists proceeding to the Colony, though relieved from this condition, still abstained from selecting labourers for a free passage; and the Commissioners, fearful of inflicting upon the Colony the evil of a redundant, and therefore pauper population, determined, after giving to the subject their best consideration, to defer a part of the proposed emigration until they should receive from the Colony such information as might enable them to estimate the probable extent of employment.

Appendix, No. 1.

On the 13th of March despatches were received from the Surveyor-general, announcing the fact that he had found on the eastern shore of Gulf St. Vincent a tract of country of the richest quality, opening an extensive field for the profitable employment of capital, as well in pastoral as in tillage husbandry, and giving the assurance that there would be a demand for labour to a corresponding extent. The Commissioners now proceeded with confidence to increase the supply. The Table of Shipping in the Appendix will show the extent to which this emigration has been carried. Nine vessels, containing 1,274 settlers, have been despatched from this country to the colony between the 13th of March and the 15th of December 1837.

The recent accounts from the Colony afford indications that even this extensive emigration will prove insufficient to supply the hands required. The Commissioners consequently propose, in conformity with the provision contained in the 17th section of the South Australian Act, to raise a land loan of 50,000 £. as an additional emigration fund; and, should employment continue to increase, to send out, in the course of the ensuing year, a very considerable number of settlers of the labouring class.

The Commissioners do not contemplate any difficulty in effecting this extensive emigration. The wages of common labourers in the colony have varied from 5 s. to 6 s. a day; and the satisfactory accounts sent home by the emigrants of the labouring class create among their friends and connexions so strong a feeling in favour of the Colony, that the applications for a free passage from industrious families are extremely numerous. An ample sufficiency of labour, of the most valuable description, is now attainable, because, in the first instance, the supply did not exceed the demand.

Situation and Prospects of the Colony.

The capital of the province of South Australia is situated on the eastern side of Gulf St. Vincent, in latitude 34 deg. 57 min. south, and longitude 138 deg. 43 min. east. All the accounts which have been received from the Colony concur in extolling the salubrity of the climate and the fertility of the soil, and go to confirm the opinion expressed by Captain Sturt in the report of his survey of this district of country, that between the eastern coast of Gulf St. Vincent and Lake Alexandrina, from Cape Jervis to the head of the Gulf, there are several millions of acres of highly fertile and beautiful land. The following statement respecting the climate, the soil, and the capabilities of the settlement, is extracted from a letter from Mr. John Morphett, addressed to several gentlemen in this country who had entrusted him with the management of their land in the Colony.

“ I have availed myself of every opportunity of gaining information upon all points which would enable me to form a correct judgment upon the character of the site which might be fixed on by the Surveyor-general, and the relative value of the different spots within the limits of the surveys which had to be made by that officer for the selection of the first purchasers.

“ Owing to the politeness and kindness of the Surveyor-general, the Deputy-surveyor, and the South Australian Company's Manager, I have been enabled to carry my researches to a greater extent than as a private individual I could have hoped or expected; and I have now the satisfaction of informing you, that,
through

COLONIZATION OF SOUTH AUSTRALIA.

through their instrumentality and by my own exertions, I have seen more of the country, both coast and inland, than any other colonist.

“ Gulf St. Vincent is without island, rock, reef or sandbank, and navigable by a stranger in the darkest night by means of the lead. I have heard it stated by competent authorities that gales from the southward and westward do not blow home here; and I know that some nautical men, besides the Surveyor-general, consider almost any part of it perfectly safe anchorage all the year round: in addition to which there is a safe and commodious harbour, adapted to admit, at all times, ships of 300 tons burthen, and, Colonel Light states, capable of being made practicable for vessels of double that tonnage.

“ The country from Cape Jervis upwards is very picturesque, and generally well timbered, but in the disposition of the trees more like an English park than what we could have imagined to be the character of untrodden wilds; it is, therefore, well suited for depasturing sheep, and in many places, under present circumstances, quite open enough for the plough.

“ A range of hills, with valleys opening through to the back, runs down it at an average distance of 10 or 12 miles. Most of these hills are good soil to the top, and all would furnish excellent feed during the winter. The country between there and the sea is very diversified, in some places undulating, in others level, with plains both open and elegantly wooded. There are many streams running into the sea, with very deep channels. These in summer are low, and a few of them dry; but the entire range of hills in which these have their sources abounds in gullies and ravines, affording the greatest facilities for damming, whereby an immense quantity of water might be retained from the winter rains. This is important, as a system of irrigation might be applied here with great advantage. The soil is generally excellent; a fine rich mould, with a substratum of clay.

“ The site fixed on by the Surveyor-general for the capital of the Colony is in about 34 deg. 57 min. south. It is situated on gently rising ground on both banks of a pretty stream, commanding a view of an extensive plain, reaching down to the sea, over which the S. W. breezes blow nine months out of the twelve, with invigorating freshness. At the back is a beautifully wooded country, which extends for about six miles to the base of the first range of hills, which are capped by a high wooded one, called, by Sturt, Mount Lofty, 2,400 feet above the level of the sea. To the left the hills gently curve round, and trend down to the coast at about nine miles from the town, enclosing a plain country, in some places open, in others wooded, having a few small streams and freshwater lakes. To the right the hills run in a northerly and easterly direction, continuing for 30 or 40 miles, where they appear to sink into a plain. The country along their base is well timbered; nearer the coast it is open and level.

“ At the distance of six miles from the town is the head of a creek, from 300 to 400 yards wide, communicating with the sea, in which vessels not drawing more than 18 feet water may be moored as easily and safely as in the London Docks.

“ The creek has two mouths or openings to the Gulf, the most southerly of which, in latitude 35 deg. and 47 min., communicates with a channel formed by the coast, and sand-spits dry (at low water) about three miles long, with three-and-a-half, four, and five fathoms water, in which vessels may be moored commodiously and securely, having an entrance to the sea more than three fathoms deep at high-water spring-tides.

“ The course of the creek is almost due north and south, running parallel to the coast for the first four miles from the entrance; there is three and three-and-a-half fathoms in the middle, and two fathoms close to the banks; afterwards for a mile it deepens to four, and then for a mile and a half it becomes five fathoms deep, and at the point, about seven miles from the mouth, where it would be most convenient to form a communication between it and the capital, there is only a distance of one mile from the sea shore.

“ In the winter the creek receives the waters of the river, but, during the height of the summer, the river loses itself in a marsh before it reaches the creek. Nothing will be easier than to dam the river above this point, and thus always keep it full; and, as the country between Adelaide and the harbour is a dead level, it will not be an expensive work to cut a canal from one to the other.

“ The climate is decidedly fine; the heat latterly has been very great, but

tempered by a pleasant sea breeze, which blows regularly through the summer, setting in about nine o'clock in the morning, and continuing till sunset.

“As a proof of the healthiness of the climate, I may remark that there has been scarcely a case of illness since we landed, notwithstanding the privations and hardships attendant upon the first settlement of a country, and we think nothing of sleeping in the open air.

“The anticipations we formed in England respecting the fall of rain on this coast, have been, I am happy to say, realized; whilst at Sydney they have been very nearly without a drop of rain for the last five or six months, we have had an abundance.

“The grass grows at present in tufts, which I believe to be the case in all natural pastures; consequently the country would not now support half the number of sheep that it would be able to do a year or two years after the lands have been cropped close, and the roots more spread. It is gratifying to find that the country and climate are admirably adapted to sheep breeding, since wool is the staple commodity of Australia. In Van Diemen's Land, this branch of farming is calculated to yield an average annual profit of 80 per cent. But I should conceive the returns would be still more satisfactory here, as in the older settlements pasturage is scarce, and most of the sheep-runs are obliged to be rented at a high rate; whereas in this Colony a purchaser of land may obtain a square mile (or 640 acres) of pasturage at 40 s. per annum.

“I have before alluded to the advantages to be expected from a communication with the Murray, and I now refer to it again as being a point of great importance. There are extensive and rich plains to the westward of the Warra-gony Mountains, in which several hundred thousand sheep are depastured. The produce of these flocks is obliged to be carried over these mountains at an immense expense, in order to be shipped at Sydney. The yearly increasing flocks of the settlers of New South Wales will compel fresh explorations to the westward, and the formation of stock settlements still further from the point of embarkation. In addition to which, we may confidently expect the occupancy of that extensive and beautiful tract of country still nearer to us, discovered by Major Mitchell, and called Australia Felix. Now I think our position will reasonably justify us in calculating upon the whole of its export, as well as that of all the country on the banks of the Murray. I do not know the distance of Port Adelaide from the best point on that river for a line of communication; as far as I can judge, however, at present, it is a level country, through which a canal may be easily cut; but even before that work is accomplished, I think it would be cheaper to send the wool raised on the plains this side of the chain of mountains mentioned above, down the Murray in boats, and overland from that river to our port. If we have the export, we shall certainly secure the import trade, and thus, as carriers for another settlement, obtain wealth and importance quite independent of what will arise from the capabilities of our own territory.

“Although I am as ready as any English theorist to admit the benefits likely to arise from the principles of colonization, which are now first put in practice in South Australia, I think we shall partly owe the unprecedented success and prosperity which I confidently expect, to the assistance we shall receive from the older settlements on this continent and Van Diemen's Land. We shall have the opportunity of transplanting our stock as speedily as we please, instead of raising it slowly, and with an enormous outlay; we shall derive from them both capital and labour, and shall learn the best mode of directing and employing them without paying for the experience. I do not state that we shall have capital and labour upon the bare suspicion of such being probable from the nature of things, or from the letters of influential parties residing in those settlements; but from the fact that we have already at least 15 men come here as labourers, whose knowledge and course of life will be most decidedly useful; that is to say, stock-keepers, shepherds, and paling and shingle splitters.

“I have, &c.

“*John Morphet.*”

“Adelaide, 28th February 1837.”

In order to give early and full development to the natural resources of the Colony, it will be necessary to effect some local improvements,—to deepen the mouth of the harbour, so as to allow the entrance of vessels drawing more than 17 feet water at all times of the tide; to connect the port with the river by a canal six miles in length, and to convey fresh water to the port by laying down pipes to a similar extent. The Commissioners have already taken steps to supply the means for deepening the entrance to the harbour; and they will encourage, as far as they legally can, the enterprize of the Colonists themselves in executing the other local improvements which may contribute to give additional exchangeable value to the produce of their industry, and to render Port Adelaide a commercial emporium.

With respect to those local improvements, the execution of which is likely to afford profitable employment for capital, important assistance may be expected from the South Australian Company, who have established a dock and a whale fishery, have opened a bank, and have erected steam-mills for sawing and for grinding corn. The Company have also made arrangements, under which they have granted leases of farms, assisting each tenant with capital, and giving him a right at a future time to purchase the fee-simple of his farm at a fixed price.

In conclusion, the Commissioners beg to state, that the experience of the past year gives them a confident expectation that the Colony of South Australia will rapidly advance in wealth and population: it combines, in an extraordinary degree, the natural sources of prosperity; the land on the eastern shores of Gulf St. Vincent is represented as being the most fertile which has as yet been discovered in Australia; all the principal rivers of New South Wales, as yet known, take a western course, and unite with the Murray, which, with its tributaries, is navigable for boats for upwards of 1,000 miles; and the concurring advantages of soil, of position, and of internal navigation, must render the port of the Murray not only the capital of the province of South Australia, but one of the principal seats of the commerce of New Holland.

We have, &c.

(signed)

ROBERT TORRENS.

SAMUEL MILLS.

JACOB MONTEFIORE.

JAMES PENNINGTON.

JOSIAH ROBERTS.

JOHN GEORGE SHAW LEFEVRE.

EDWARD BARNARD.

WILLIAM HUTT.

To the Right Hon. Lord Glenelg,
&c. &c. &c.

APPENDIX.

No. 1.
Statement of Ships
to South Australia,
&c.

Appendix, No. 1.

STATEMENT of the SHIPS which have proceeded to *South Australia*;

DATE of Departure.	From what Port.	NAME of VESSEL.	TONNAGE.	By whom Dispatched.	By whom Commanded.	EMIGRANTS of the Labouring Class.			
						Adults conveyed by the Emigra- tion Fund.	Adults ineligible for Conveyance by the Emigration Fund, the Charge for whose Passage has been defrayed by other means.		
							M.	F.	M.
1836:						M.	F.	M.	F.
Feb. 22	London -	John Pirie -	105	S. Australian Co.	G. Martin -	17	4	2	-
- 24	ditto -	Duke of York -	190	- ditto -	R. C. Morgan -	25	-	4	-
March 20	ditto -	Cygnets -	239	Commissioners -	John Rolls -	38	14	-	-
- 30	Liverpool -	Lady Mary Pelham -	206	S. Australian Co.	Robert Ross -	22	1	4	-
April 21	London -	Emma -	164	- ditto -	J. Nelson -	12	3	-	-
May 1	ditto -	Rapid -	162	Commissioners -	William Light -	16	1	-	-
June 28	ditto -	Africaine -	316	Various parties -	Captain Duff -	27	13	-	-
July 23	Portsmouth -	H. M. S. Buffalo -	850	Commissioners -	J. Hindmarsh, R.N. -	52	35	-	-
- 20	London -	Tam O'Shanter -	360	Osm. Gilles -	Freeman -	34	16	1	-
August 12	ditto -	William Hutt -	260	Wm. French -	Fleming -	1	-	-	-
Sept. 9	Deal -	Coromandel -	662	Commissioners -	William Chesser -	57	56	5	-
- 26	Hull -	Sarah & Elizabeth -	269	S. Australian Co.	J. Wakeling -	33	2	1	-
Oct. 18	Gravesend -	John Renwick -	403	Commissioners -	Wm. Linnington -	47	44	8	-
Dec. 22	Plymouth -	South Australian -	236	S. Australian Co.	Alexander Allan -	20	12	7	-
1837:									
Jan. 8	Gravesend -	Schah -	161	Godwin and Lee	R. H. Leese -	-	-	-	-
1836:									
Dec. 20	Cape of Good Hope	Mary and Jane -	196	- - - -	Todd -	-	-	-	-
1837:									
May 11	Gravesend -	Hartley -	322	Dod and Brown	Thomas Fewson -	21	14	4	3
June 9	Hamburgh -	Solway -	337	S. Australian Co.	R. Pearson -	-	-	29	7
- 28	Gravesend -	Kath. Stewart Forbes -	457	Commissioners -	Alfred Fell -	64	64	7	2
Aug. 5	ditto -	Lady Emma -	231	Godwin and Lee	John W. Hurst -	23	27	1	-
- 26	ditto -	Navarino -	463	Commissioners -	C. A. Warming -	68	72	1	-
Sept. 25	Falmouth -	Royal Admiral -	413	- ditto -	Captain Grieves -	66	63	5	1
Oct. 15	Gravesend -	Lord Goderich -	500	- ditto -	Andrew Smith -	21	18	-	-
Dec. 3	ditto -	Trusty -	500	- ditto -	Alex. Jamieson -	40	44	2	-
- 15	ditto -	Canton -	507	- ditto -	John Mordaunt -	30	33	1	1
			8,509			734	536	82	14

22 December 1837.

Appendix, No. 2.

A STATEMENT of FINANCIAL RECEIPTS and PAYMENTS from the 31st May 1836, the date of the last Report, to the 22d December 1837, inclusive.

No. 2.
Statement of
Financial Receipts
and Payments.

EMIGRATION FUND.

RECEIPTS :

	£.	s.	d.	£.	s.	d.
Balance, as stated in the last Report - - -	1,663	1	5			
Add amount transferred from revenue fund - - -	222	7	10			
Balance in hands of the Treasurer 31 May 1836	-	-	-	1,885	9	3
For purchase of land in the colony since the last Report	3,588	-	-			
From Trustees to the Commissioners for sums invested in the purchase of land previous to June 1836 - -	22,000	-	-			
For the passage of children to the colony - - -	795	-	-			
General average per Cygnets - - -	183	3	11			
				26,566	3	11
Total Receipts - - -	£.			28,451	13	2

APPENDIX.

Appendix, No. 1.

together with the Number of Labouring Emigrants and Cabin Passengers.

No. 1.
Statement of Ships
to South Australia,
&c.

Children, the Charge for whose Passage has been defrayed partly by the Emigration Fund, and partly by other means.		Children, the Charge for whose Passage has been defrayed entirely by other means.		Children under Two Years old, for whose Passage no Charge is made by the Owners.		Children between 2 and 15, the Charge for whose Passage should have been de- frayed partly or entirely by the Parents, but who, for peculiar reasons, have been taken out at the Cost of the Emigration Fund.		Persons of a superior Class, whose Passage is not defrayed by the Emigration Fund.		Children of a superior Class.	Total of the whole.	When arrived in the Colony.
M.	F.	M.	F.	M.	F.	M.	F.	M.	F.			
1	1	1	2	-	-	-	-	-	-	-	28	1836
-	-	-	-	-	-	-	-	5	4	-	38	Aug. 16
9	8	-	-	-	-	-	-	11	4	-	84	July 27
-	-	-	-	-	-	-	-	1	1	-	29	Sept. 11
-	1	1	2	-	-	-	-	2	1	-	22	July 30
-	-	-	-	-	-	-	-	7	-	-	24	Oct. 5
2	-	-	-	1	1	3	3	11	7	8	76	Aug. 21
15	8	13	11	-	-	-	-	21	16	-	171	Nov. 2
5	1	3	8	-	-	-	-	6	-	-	74	Dec. 20
-	-	-	-	-	-	-	-	-	-	-	1	Oct. 5
2	2	3	4	11	9	-	-	4	2	1	166	1837:
-	-	-	1	1	-	-	-	1	1	-	40	Jan. 16
2	4	6	2	8	10	-	-	4	3	-	138	- 12
1	3	-	4	2	4	-	-	5	2	-	60	Feb. 10
-	-	-	-	-	-	-	-	4	-	1	5	April 22
-	-	-	-	-	-	-	-	-	-	-	-	May 4
-	-	-	-	-	-	-	-	-	-	-	-	Feb. 21
-	-	14	8	5	3	-	-	12	3	-	87	
-	-	-	-	-	-	8	6	2	-	-	52	
7	7	16	6	19	10	4	1	4	2	-	213	
7	3	7	6	4	6	-	-	11	5	-	100	
4	4	3	8	14	12	5	8	5	5	7	216	
6	3	11	8	19	12	7	3	4	-	-	208	
3	3	-	5	2	3	-	-	28	13	30	126	
1	-	5	3	12	5	-	-	7	3	7	129	
9	5	15	7	9	5	-	-	11	7	10	143	
74	53	98	85	107	80	27	21	166	79	64	2,220	

19/15/20?
Blocked 1/6/65
says 19/6

	Males.	Females.	TOTAL.
Labouring class - - - - -	1,122	789	1,911
Superior class - - - - -	166	79	245
Superior class children - - - - -	-	-	2,156 64
GRAND TOTAL - - -	-	-	2,220

John Hutt, Superintendent of Emigration.

EMIGRATION FUND:—PAYMENTS:		£.	s.	d.	£.	s.	d.
For passage of emigrants to the colony - - -		11,392	9	2			
For surveying of shipping, subsistence of emigrants pre- vious to embarkation, and sundry other incidental expenses - - - - -		1,262	14	10			
For provisions and other stores shipped to the colony for sale to the emigrants - - - - -		8,621	3	-			
For cottages, tents, and other stores, shipped to the colony for the use of the emigrants - - - - -		2,112	5	8			
For advertising - - - - -		81	12	8			
Postages and stamps - - - - -		22	11	5			
Allowances for services in the emigration department		209	13	-			

No. 2.
Statement of
Financial Receipts
and Payments.

(continued)

No. 2.
Statement of
Financial Receipts
and Payments.

EMIGRATION FUND.—PAYMENTS:—*continued.*

	£.	s.	d.	£.	s.	d.
Cash to superintendents of emigrants to meet casualties upon the voyage, which has been delivered to the colonial Treasurer - - - - -	200	-	-			
Total of payments - - - - -	23,902	9	9			
Cash in the hands of Petty Cashier - - - - -		8	13			
Cash in the hands of the Treasurer - - - - -	4,540	9	8			
				28,451	13	2

I do hereby certify that the totals of receipts and payments are correct, and that the balance now in my hands is 4,540*l.* 9*s.* 8*d.*

22 December 1837.

Geo. Barnes, Treasurer.

EMIGRATION FUND:—TRUSTEES' ACCOUNT:

	£.	s.	d.
Balance in the hands of Trustees, as stated in the last Report - - - - -	30,336	5	-
Received profit on Exchequer bills - - - - -	1,018	2	8
	£. 31,354	7	8
Paid to the Treasurer - - - - -	22,000	-	-
Balance now in the hands of the Trustees, exclusive of interest } upon Exchequer bills - - - - - }	9,354	7	8
South Australian Colonial Office, } 22 December 1837. }			

Joseph Jackson, Accountant.

Appendix, No. 3.

REVENUE FUND:

No. 3.
Revenue Fund.

	£.	s.	d.	£.	s.	d.
Balance, as stated in the last Report - - - - -	2,828	15	9			
Deduct amount transferred to emigration fund - - - - -	222	7	10			
Balance in the hands of the Treasurer 31st May 1836 - - - - -	2,606	7	11			
— of Petty Cashier - - - - -	36	1	6			
				2,642	9	5
RECEIPTS:						
From holders of bonds "South Australian Colonial Revenue Securities" - - - - -	17,200	-	-			
From settlers for their passage to the colony - - - - -	664	1	11			
For interest on consols (the security fund) - - - - -	1,274	17	10			
For sale of small stores from the brig Rapid - - - - -	7	13	6			
				19,146	13	3
Total of Receipts - - - - -	£.			21,789	2	8

PAYMENTS:

For materials, to build in the colony the Governor's house and public offices, and stores for furnishing the same and for general purposes - - - - -	4,626	-	2
For the passage of officers to the colony, freight of the Cygnet, and various other incidental expenses - - - - -	3,045	-	9
Salaries to colonial officers - - - - -	1,209	-	-
For repairs and stores for the brig Rapid, and for salaries and wages to officers and seamen - - - - -	3,255	19	3
For surveying instruments - - - - -	113	16	6
Commission on sale of land - - - - -	68	5	-
Passage to the colony of settlers who have paid the charge to the Commissioners - - - - -	468	19	4
For fuel and light - - - - -	47	4	11
Furniture - - - - -	30	13	6
House expenses - - - - -	69	2	-
Interest upon bonds and stamps - - - - -	6,109	10	7
Law charges and expenses of passing letters patent under the Great Seal, for erecting South Australia into a British province - - - - -	724	11	2

REVENUE FUND :—PAYMENTS— <i>continued</i> :						No. 3. Revenue Fund.		
					£. s. d.	£. s. d.		
Postages and carriage of parcels	-	-	-	-	74 8 5			
Printing, advertising, and books	-	-	-	-	397 15 8			
Rent, taxes, and insurance	-	-	-	-	370 6 7			
Salaries and wages of officers and servants—Home Service	-	-	-	-	1,302 8 4			
Stationery	-	-	-	-	815 16 10			
					£. 22,728 19 -			
Balance in the hands of Petty Cashier	-	-	-	-	4 7 2			
Balance due to the Treasurer for cash overpaid	-	-	-	-		944 3 6		
					£. 22,733 6 2	22,733 6 2		

Joseph Jackson, Accountant.

I do hereby certify that the totals of receipts and payments are correct, and that the balance now due to me is 944 l. 3 s. 6 d.

South Australian Colonial Office, }
22 December 1837.

George Barnes, Treasurer.

Appendix, No. 4.

EXTRACT of a LETTER of INSTRUCTIONS by the Colonization Commissioners for South Australia to James Hurtle Fisher, Esq., Resident Commissioner in South Australia. No. 4.
Instructions to the Resident Commissioner.

1. IN framing instructions for your guidance during the exercise of the powers and authorities delegated to you by this Board, the Commissioners have deemed it expedient to avoid minute details, and, after stating the general principles of action which it will be your duty to observe, to leave with you a large discretion as respects the manner in which these principles shall be carried into effect. Their conduct in this respect has been dictated by the following consideration :

2. It appears to them, that, subject always to a strict observance of the principles laid down in the South Australian Act, and in the regulations of the Commissioners, copies of which regulations accompany this letter, you must, from the necessity of the case, be in a great measure guided by circumstances, of which it is impossible they should have any accurate foreknowledge ; and they cannot help thinking, that, if you were tied to the observance of very precise instructions as to matters of detail, it might not unfrequently happen that you would have to choose between a departure from the course pointed out to you and some preferable mode of proceeding suggested by local knowledge and by experience.

The Commissioners therefore desire, that, in every case not specified in this letter, you will do that which may seem to you most in accordance with the principles of the South Australian Act and of the printed regulations, always remembering that any departure from these principles would be considered an act of negligence or of misconduct.

3. To you, who are so well acquainted with the object of the Legislature in authorizing His Majesty to appoint this commission, it is scarcely necessary to point out the leading principles of the Act upon which the colony of South Australia is founded.

4. The Commissioners are desirous, however, that in this letter of instructions, to which you will often have occasion to refer, there should be a brief, but distinct, statement of the leading principles and objects which, under all circumstances, it will be your duty to keep in view.

5. It is important, perhaps essential, to the success of the experiment in colonization which you are about to conduct, that the following objects should at all times be secured :

1st. That the surveys of the waste land be so conducted as to afford to purchasers the most extensive choice, and the most complete liberty of appropriation, both with respect to quantity and situation.

2d. That every possible facility be afforded to settlers, as well principals as agents, coming either from the mother country or from the neighbouring colonies, in acquiring leases of pasturage, without limit as to quantity or situation.

3d. That the most perfect fairness and equality be observed amongst the different applicants, whether for the purchase of land or for leases of pasturage.

4th. That the fullest and most constant publicity be given within the colony to all your proceedings as Commissioner of public lands ; and that you take every opportunity of forwarding to the Board the most complete information on this important subject.

5th. That no increase in the price of public land take place without sufficient public notice by you, both of the day from which, and of the period during which, at the least, the higher price shall be required.

6th. That you do not raise the price of waste land, unless it should appear to you that there is a deficiency in the supply of labour for hire, and that that deficiency has not been occasioned by the quantity of cheap land thrown upon the market in consequence of the

No. 4.
Instructions to the
Resident Commis-
sioner.

low price of the preliminary sales, or by the withdrawal of labourers from the colony to seek employment at higher wages elsewhere ; but, on the contrary, that the deficient supply of labourers for hire has resulted from the facility of obtaining additional supplies of land at the price of 1 l. per acre.

7th. That should it appear to you (keeping the above considerations in view) that the existing price of waste land is too low for securing the objects for which, as appears by the printed regulations, a price is required for all waste land in South Australia, you will as soon as possible raise the price to that amount (subject to sufficient notice, and to the limit of 2 l. per acre,) which you shall deem most expedient.

8th. That you keep the Commissioners fully and constantly informed of the extent of the demand for labour within the colony as respects the number of hands, the description of labourers required, and the customary rate of wages in the different employments.

6. In order that you may have the power to accomplish these objects, for the attainment of which you will be held responsible, this letter gives you full power and authority to require that all the officers in the colony appointed by the Board shall report their proceedings to you, and shall conform to your instructions. It will be your duty to forward to the Board, with the least possible delay, copies of all such reports and instructions.

7. During the early infancy of the colony, the most important part of your duty will be to take care that no labouring emigrant falls into a state of destitution. For this purpose, you are authorized to provide a maintenance for all such persons, and their families, until they shall have obtained, or whenever they shall be without, employment, at wages adequate to their support ; requiring, in return for such maintenance, that they shall labour upon the public works, as may be agreed upon between the Governor and yourself. The execution of this latter general instruction will naturally belong to the emigration agent appointed by the Commissioners, but under your directions ; and, if it should so happen that the emigration agent require further assistance, you are hereby authorized to appoint one or more person or persons to act under him, as superintendents of emigration, with such salaries or wages as you may find sufficient to secure the required services.

8. In adopting a scale of maintenance for emigrant labourers without employment at wages, you will take care that the provisions or money furnished by you be not such as to hold out any inducement to labourers to be careless about obtaining employment from private capitalists.

9. As the responsibility of preventing any case of destitution from occurring in the colony during its infancy, and before a regular and permanent market for labour is created, is thus thrown upon you, it becomes necessary to give you sufficient authority for carrying this, the most important of your present instructions, into full effect.

10. You are therefore hereby empowered, for the sole purpose of maintaining emigrants, not otherwise provided for, to draw upon the Commissioners for such sums, from time to time, as you may find indispensably requisite ; any bills, however, which you may so draw being also signed by the colonial treasurer, after he shall have received from you a statement of the objects to which the money is to be devoted.

11. Finally, the Commissioners are desirous to fix your attention upon a peculiarity in the system of colonization adopted in South Australia ; namely, the entire separation which is made by the Act between the functions of the Government officers and those charged with the disposal of land and the arrangement of emigrants. It will be your duty, upon all occasions, to attend strictly to this principle.

* * * * *

16. The Commissioners are decidedly of opinion, that it would be inexpedient to adopt any regulations which could have the effect of placing the emigrant labourers under personal restraint. They should be induced, not compelled, to remain in the colony. By kindness and conciliation, by attention to their wants and to their wishes, by the ties of sympathy and confidence, and by the initiation of such economical institutions as may be calculated to encourage orderly and industrious habits, and thereby to promote their physical well-being, and to advance their social and moral state, the working classes should be attached to the country of their adoption.

17. The economical institution which seems best calculated to promote habits of frugality and industry, and to bind the working classes to the colony by the ties of interest, is a savings' bank, founded on the principle that no deposits shall be withdrawn except in cases of death, until after a residence of some fixed period, say three years, in the colony.

18. The Commissioners would suggest, that all labourers employed by the Government upon the public works should have a fixed sum, say 2 s. per week, placed to their credit in the savings' bank, to bear colonial interest, and to be withdrawn at the expiration of three years.

19. The knowledge that they were to have such a credit placed to their account in the bank would render those employed upon the public works willing to receive less wages than if this advantage were not held out to them, and thus the establishment of savings' banks on the principles just stated would be attended with the threefold advantage of diminishing the immediate amount of the Government expenditure, of promoting habits of frugality and industry, and of attaching the labouring emigrants to the colony, it being demonstrated that there would accrue to them a considerable addition to the amount paid in, by the accumulation of colonial interest progressively increasing.

20. The same considerations which render it expedient to establish savings' banks, render it also desirable to encourage the formation of benefit societies and mechanics' institutes.

At

At the earliest possible period after the establishment of the colony, means should be devised for laying the foundation of economic, scientific, and other institutions, which, being in part supported and managed by the working classes, will exercise them in the art of self-government; and, while preparing them for the reception of their representative constitution, will have the immediate effect of making them feel that they belong to a colony of a superior order, and of rendering them proud of the distinction of being founders of the South Australian nation.

No. 4.
Instructions to the
Resident Commissioner.

Given at London, this 16th day of July 1836.

(L. S.)

By Order of the Board,
(signed) Rowland Hill, Secretary.

Appendix, No. 5.

SECOND LETTER of INSTRUCTIONS by the Colonization Commissioners for *South Australia* to *James Hurtle Fisher, Esq.*, Resident Commissioner in *South Australia*.

No. 5.
Instructions to the
Resident Commissioner.

1. IN addition to the general instructions contained in the letter of the 16th of July last, the Commissioners consider it expedient to afford you more detailed instructions on certain points, especially with reference to the financial transactions of the colony, and to the periodical reports you will have to make to the Board in England.

2. As regards the financial transactions, minute instructions, which are now under preparation at the Treasury, will be transmitted to the colony as soon as they are completed; in the meantime, the Commissioners desire that the following arrangements may be adopted:

3. All monies received for the sale of land and for the leases of pasturage are to be paid by the treasurer, as they arise, into the South Australian Company's Bank, to the credit of the treasurer in England.

4. All disbursements by the colonial treasurer which are made under the authority of the Commissioners, must be effected by bills at 60 days' sight on the treasurer in England (who must be duly advised of the same), or by orders on the storekeeper, as you may consider most convenient. For the latter purpose, the blank orders on the storekeeper, now in the possession of the surveyor-general, may be employed.

5. Colonel Light carried out orders of this description to the amount of 1,200 £.; such of them as may remain unissued must be placed in the hands of the treasurer.

6. For those which have been issued Colonel Light will account to you.

7. Both bills and orders are to be signed by the treasurer, and countersigned by yourself.

8. By the last letter of instructions you are empowered, for the sole purpose of maintaining emigrants not otherwise provided for, to draw upon the Commissioners for such sums, from time to time, as you may find indispensably requisite.—With this single exception, all payments must be most strictly confined to expenses previously sanctioned by the Commissioners, of which you will from time to time be advised.

9. The expenses of the Government works, the incidental expenses of the surveys, and those of the various offices in the colony, and, in short, all expenses whatever, except as above stated, and except also such expenses as may be defrayed out of the taxes raised in the colony, must have been submitted in estimates to the Commissioners, and by them must have been approved, and such approval must have been duly and formally communicated to you, before any one is authorized to incur them.

10. Certain charges you have already been specially authorized to defray by written communications from the Board. In addition to these, you are hereby authorized to pay the salaries, and to defray the other expenses contained in the enclosed schedule.

11. You will be careful on no account whatever to make payments of any description in advance. Herewith you will receive a schedule of certain advances already made, the repayment of which you will obtain as speedily as possible.

12. It is desirable that no bills should be drawn on the treasurer in England for a less sum than 100 £.; for smaller payments the money orders (to be taken up by the storekeeper by means of the monies arising from the sale of stores) will, it is conceived, be sufficient; but if not, bills may be negotiated at the bank of the South Australian Company, or elsewhere if it can be done on better terms.

13. The accounts of the storekeeper should be frequently examined, and all monies received for the sale of provisions, beyond what is necessary to take up the outstanding notes, should be paid into the South Australian Company's Bank to the credit of the treasurer in England.

14. The orders on the storekeeper must be cancelled as they are received, and must not on any account be re-issued.

15. The advices and accounts transmitted by the treasurer must specify distinctly the purpose of each payment, and be so drawn out as to enable the Commissioners to judge of its propriety, and to determine to which fund it is to be charged.

16. By the first letter of instructions you are empowered to require that all the officers in the colony appointed by the Board shall report their proceedings to you, and you are directed to forward to the Board with the least possible delay copies of all such reports. You will also report your own proceedings fully to the Board.

17. The

No. 5.

Instructions to the
Resident Commis-
sioner.

17. The extent and form of these reports will be left to your discretion, provided, however, that the following matters are reported to the Board, at least once in every half-year; such half-yearly reports to close with the months of June and December, and to be in each instance drawn out, and if possible dispatched to England in the course of the following two months.

18. The surveyor-general will report the extent of lands surveyed, transmitting two copies of the maps of such lands and of the accompanying schedules; the particulars of all expenses connected with the surveying department, including salaries, wages, rations, and incidental expenses, with a statement of the cost of the surveys per acre surveyed. These statements must include the expenses of the *Rapid*, so long as the vessel is retained for the purposes of the surveyors.

19. The expenses attendant on the selection of the site of the first town should be separated from the other expenses, and should not enter into the calculation of the cost per acre.

20. You will yourself report the extent of lands sold, indicating the particular sections.

21. The extent of pasturage leased, indicating the particular districts.

22. The total receipts for land sold.

23. The total receipts for pasturage leased.

24. The cost of your own office as resident Commissioner, including salaries and all incidental expenses.

25. The cost of the above, calculated as a per centage on the total of receipts for lands sold and pasturage let.

26. A statement of all lands ordered for survey.

27. A statement of all special surveys ordered.

28. A statement of all lands first offered for sale during the half-year.

29. A statement of the expenses and fees of the registrar's office.

30. The treasurer will transmit a statement of his accounts at every convenient opportunity, and he will also make a full half-yearly report of all financial transactions, showing, among other matters, the amount of money orders on the storekeeper issued, in circulation, and in hand.

31. The storekeeper will give a statement of his account, showing the amount of sales, of rations issued, with the authority for such issues; of all other stores issued, together with the authority for and purpose of such issues, and of the stock in hand, with the state of preservation of all perishable articles, and a statement of any additions which he may consider necessary. He will also give a statement of his cash account, showing the receipts, disbursements, and balance in hand.

32. The emigration agent will give a statement of all money and rations supplied to labourers who may apply to him for employment, with a description of the works on which they are employed, and of the amount of labour accomplished. Also, a statement of parties wanting labourers, the description of labourers required, and the amount of wages offered.

33. His Majesty's Government having appointed an officer whose especial duty it will be to protect the interests of the aborigines, the Commissioners consider it unnecessary to do more than give you a few general instructions as to the manner in which they are desirous that your own proceedings, with regard to the native inhabitants, should be regulated.

34. You will see that no lands, which the natives may possess in occupation or enjoyment, be offered for sale until previously ceded by the natives to yourself.

35. You will furnish the protector of the aborigines with evidence of the faithful fulfilment of the bargains or treaties which you may effect with the aborigines for the cession of lands; and you will take care that the aborigines are not disturbed in the enjoyment of the lands over which they may possess proprietary rights, and of which they are not disposed to make a voluntary transfer.

36. On the cession of lands, you will make arrangements for supplying the aboriginal proprietors of such lands not only with food but with shelter, and with moral and religious instruction. With this view, you will cause weather-proof sheds to be erected for their use, and you will direct that the aborigines be supplied with food and clothing in exchange for an equivalent in labour.

37. The means for effecting these objects will be left for your arrangement with the protector of the aborigines, but you will bear in mind the necessity for a strict regard to economy.

38. One means by which extensive benefits may probably be conferred on the aborigines at a small cost, will be to afford them gratuitous medical assistance and relief. If such an arrangement should appear to you desirable, you will apply to the Governor to give the necessary instructions to the colonial surgeon.

39. The surveyor-general has been directed to retain the "*Rapid*" until he receives further instructions. As long as the "*Rapid*" is required for the purposes of the surveys, she must be so employed. Afterwards you will confer with the Governor as to the necessity of retaining her in the service of the Government; if her retention should appear to be necessary, you will see that detailed estimates of the expenses of maintaining her in the colony are prepared, and that they are submitted to the Commissioners without delay. So long as the "*Rapid*" is retained in the colony you will see that no unnecessary expense is incurred, and that, when not in active service, the officers and men are either paid off or placed on reduced wages, as may appear most desirable.

40. All vessels proceeding to the colony will, until the site of the first town is known in England, be directed to call at Nepean Bay for information; you will see that a station is maintained there so long as may be necessary.

41. An important duty which devolves upon you is to see that proper measures are adopted for the preservation of the property of various kinds forwarded to the colony from time to time by the Commissioners. The precise means to be employed the Commissioners will leave to your own discretion, merely premising that exact inventories should be taken of all instruments, furniture, and other articles in the custody of the different officers; that the accounts should be so constructed as to show the amount of stationery and other articles of consumption required from time to time in each department of the public service; and that, as regards different articles which have been provided for the use of the colonists generally, as the timber waggon, the trucks, and the draught oxen, the Commissioners are desirous that all settlers without distinction should enjoy the most extensive use of them, which is consistent with their safety and preservation.

42. As regards the articles intended for sale, instructions have already been given.

43. It may perhaps relieve you of much trouble and responsibility if the articles intended for use in the different departments of the colonial government, and even those intended for the use of the colonists generally, are placed under the control of the Governor and Council.

44. The Commissioners give you full authority to adopt such an arrangement, if it should appear to you desirable.

Given at London, this 8th day of October 1836.

By order of the Board,

(L. s.)

(signed) Rowland Hill, Secretary.

Appendix, No. 6.

No. 6.

THIRD LETTER of INSTRUCTIONS by the Colonization Commissioners for *South Australia* to *James Hurtle Fisher, Esq.*, Resident Commissioner in *South Australia*.

Instructions to the
Resident Commis-
sioner.

1. THE Commissioners find, that it is important to the interests of the colony that they should be enabled in this country to make absolute sales of land. The obstacle to such an arrangement hitherto has been the power vested in you to raise the price of land in the colony, coupled with the necessity imposed by the Act of Parliament of having but one price at the same time for all lands.

2. The Commissioners have therefore determined to withdraw the power hitherto vested in you to raise the price of land, and such power will henceforward be exercised by the Commissioners alone. Should you, in virtue of the power hitherto vested in you, have advanced the price of land, you will immediately reduce it to 20 s. per acre; and, should you have sold any land at an advanced price, you will return to the purchasers the excess above 20 s. per acre.

3. Enclosed is a copy, under the seal of the commission, of "Further Orders and Regulations respecting the Disposal of Lands in the Colony of South Australia," dated 29th April 1837, which have been passed for the purpose of carrying the above views into effect. You will immediately give to this document the necessary publicity.

4. Should it appear to you at any time that the price of land is too low for the purpose of maintaining a proper supply of hired labour, you will, with as little delay as possible, advise the Commissioners to that effect, laying before them, at the same time, a full statement of the facts on which your opinion rests.

5. If, on the receipt of such information, the Commissioners shall determine to advance the price of land, they will fix the period at which the advance is to take place, so as to admit of your being advised thereof before such period arrives, in order that the advance of price, both at home and in the colony, may be simultaneous.

6. The Commissioners have it under contemplation to raise the rent of pasturage on the renewal of the leases; you will, therefore, take care that in the form of lease everything is avoided which could possibly interfere with such an arrangement.

7. You will distinctly understand that the altered regulation (dated 22d of August 1836) with reference to the leases of pasturage, enclosed in my letter of the 30th August, is, as stated in the regulation itself, not intended to apply to proprietors of land contracted to be purchased before the 31st of August 1836. Whatever privileges attached originally to such proprietors are altogether unaffected by it. At the same time, you will carefully avoid holding out any expectation that the rent of the pasturage held by such proprietors will not be advanced on the renewal of the leases. The Commissioners have recently had a correspondence with the South Australian Company on this subject, the substance of which is in exact accordance with these instructions.

Given at London, this 3d day of May 1837.

By order of the Board,

(L. s.)

(signed) Rowland Hill, Secretary.

No. 6.

Instructions to the
Resident Commis-
sioner.

(Enclosure in the preceding Letter.)

SOUTH AUSTRALIA.

FURTHER Orders and Regulations respecting the Disposal of Lands in the Colony of South Australia, made by the Commissioners appointed in pursuance of the Act of 4 & 5 Will. 4, c. 95, intituled, "An Act to empower His Majesty to erect South Australia into a British Province or Provinces, and to provide for the Colonization and Government thereof."

April 29, 1837.

1. That the further regulations respecting the disposal of lands in the colony of South Australia, under date December 12th, 1835, and having reference to the sale of lands in this country (articles 24, 25 and 26 of the printed regulations), be revoked, and that the following be substituted in their stead :

2. The Commissioners will sell land in this country on the same terms as in the colony. Lands purchased under this regulation to be selected in the order of application in the colony ; cases of equality in the order of application being decided by the order of the dates of purchase in this country.

3. That so much of the further regulations respecting the disposal of lands in the colony of South Australia, under date December 12th, 1835, and having reference to the sales of land in the colony, as is contained in the 6th article of those regulations (article 32 of the printed regulations), be revoked.

Sealed by order of the Board, 6th May 1837.

(L. S.)

Appendix, No. 7.

REFERENCE to the PLAN of *Adelaide*, in *South Australia*, with the Acre Allotments numbered, and a Reference to the Names of the Original Purchasers.

Note.—The 29 Town Acres selected at the Harbour are not given.

Number of Preliminary Sections.	NAMES of PROPRIETORS.	Numbers of Sales by Auction.	Number of Preliminary Sections.	NAMES of PROPRIETORS.	Number of Sales by Auction.
8, 260, 583, 849 131, 554	Addison, Robert. Auld, Robert. Abbott, John - Abbott, Giles - Abbott, Giles, jun. Adams, James -	193, 547, 735. 611, 703, 935, 936. 720, 750. 982.		Black, William - Brown, George -	689. 704.
5, 219, 244, 253 12, 32, 475, 545, 725 16, 218, 975	Bruce, William. Barnes, George. Burton, R. N.		20 54 134 177 676 743, 804	Covey, John. Crippen, Charles. Cook, John. Cortis, Charles. Chance, Edward. Cortis, George. Coltman, James	
27, 72, 204, 205, 451, 454, 733	Brown, John -	455, 456, 642, 734, 779, 780, 855, 856, 885, 886, 1029.		Cock, Robert -	40, 251. 73, 80, 83, 84, 142, 167, 172, 200, 710, 714, 715, 763, 965, 966, 991, 992.
28, 29, 30 36 55	Biddulph, Robt. Baguley, Cath. Birdseye, Corn. -	766.		Cotter, T. Young Croxall, William Crowther, Jona. Crisp, Clement - Chapman, Sam. - Chatfield, Wm. - Chegwyn, J. - Chambers, J. - Chapman, John Chittleborough, J. Cannan, John -	145, 778. 158, 773. 191, 540, 562, 723. 257. 448, 719, 754. 450. 463, 563, 761. 585, 824, 829. 695. 718, 746. 996, 1025.
210, 229, 324, 716, 971 211, 310 212 265 297 325 327, 431 328, 339, 384, 529, 668	Blundell, R. Bishop, George. Beare, T. H. Blount, M. J. Beare, Miss. Bagnold, Col. N. Borradaile, Abr. Boucher, F.	386, 432.		Darton, T. G. Dendy, Samuel. Dyer, Elizabeth. Davis, Jos. Dyke, Thos.	
333 701, 342 460 748 584, 661 707 978	Blakiston, Sir M. Bennett, William. Birch, R. W. Bennett, S. F. Bright, John. Botting, Jane. Bevington, Jas. B.		21, 345, 702 180, 330, 882 256 607 140	Edmonds, Chas. Everard, C. G. { English, Edward. Edmonds, W. Emmett, H. - Emery, Isaac - East, George - Finniss, Lieut. - Fisher, Elizabeth. Freeman, Miss M. A. C.	533, 534, 555, 556, 955.
	Berkeley, Capt. { Barker, A. - Blunden, S. - Bristow, Robert Brown, W. V. - Breaker, Isaac - Black, Robert -	35, 75, 174, 192, 247, 610, 736, 737, 752, 782, 796, 823, 830. 449. 465. 474, 929, 930. 486, 937. 520. 527.	17, 279, 303, 343 491 538 78, 102 232, 233 234		

Number of Preliminary Sections.	NAMES of PROPRIETORS.	Number of Sales by Auction.	Number of Preliminary Sections.	NAMES of PROPRIETORS.	Number of Sales by Auction.
551 683	Freeman, Thomas. Fairlie, James - Freeman, Capt. { Finke, William - Fisher, Robert - Field, Wm., R.M. { Friend, G. - Fisher, J. H. - Fisher, C. B. { Finch, Joseph -	640. 127, 128, 488, 774, 794, 850, 899, 1003. 183, 457. 387, 398. 403, 473, 531, 603, 740, 787. 489. 502 to 511. 565, 618, 644, 645, 651, 678, 679, 845 to 848, 893, 894, 931, 932, 1001. 608.	1, 161, 194, 311, 312, 599, 662, 684, 1011 323 216 321 385	Knox, N. A. Kingston, G. S. Lipson, Captain. Langley, John. Lewis, G. C. Leigh, William { Lee, Philip Logan, R. Light, Colonel - { Linnington, Capt. Langley, W. Morphett, Geo. Morphett, John { Morphett, N. Morris, Thomas. Major, D. B. Mills, Thomas. Malcolm, Sir J. Moore, Edward. Miller, William. Marchant, C. - Middleton, Jos. Middleton, Geo. Mann, Charles -	248, 1027. 76, 111, 404, 524, 525, 548, 549. 480, 942. 550. 594 to 597, 626, 627, 634, 643, 650, 726, 728, 760, 765. 619, 620. 649. 81, 85, 582, 605, 612, 613, 631, 771, 976, 981.
63, 3	Gray, W. H. - { Garden, Rev. J. Gouger, Henry	60, 61, 64, 65, 119 to 123, 394, 722, 727, 741, 940, 947.	8, 260, 583, 849 341, 606, 614, 724, 756, 883, 974, 1040 7 86, 793 108, 201, 202, 792 220 381, 892 411, 412, 413 478, 973	Morphett, N. Morris, Thomas. Major, D. B. Mills, Thomas. Malcolm, Sir J. Moore, Edward. Miller, William. Marchant, C. - Middleton, Jos. Middleton, Geo. Mann, Charles -	 209. 458. 479. 1028.
31, 322, 425, 606, 614, 739, 957 124, 206, 277, 701, 972	Grenfell, Pascoe St. Leger. Gover, W. G. { Gilles, Osmond {	66, 136, 139, 157, 490, 680. 113, 114, 160, 175, 184, 191, 199, 208, 433, 482, 542, 558, 621, 624, 660, 705, 731, 789, 800, 802, 819, 834.	46 335 528	Nodin, J. P. Neale, W. H. - Nichol, J. T. - Nicholson, Thos. Ormsby, Geo. O. Osborn, Henry -	 196, 243. 462. 1002. 52, 767, 795. 801.
147, 164 156, 261, 262	Griffen, George. Gouger, John. Grainger, John. Gouger, Robert { Gilbert, Thomas	106, 107, 530, 636, 637, 681, 687, 688. 383, 629, 1030, 1031	47 335 528	Payne, Samuel. Page, S. Pharazyn, C. J. Playford, Thomas Pullen, William Pierce, William Paris, Stephen - Public Offices - {	 50. 105. 159, 539. 968, 983. 203, 236, 237, 408, 409.
366, 430, 519, 692, 732, 757, 977, 980, 1042	Hallett, John - { Hardy, Thomas. Harman, F. Heath, C. James. Hibbert, John Higgins, W. M. Hill, M. D. - Hill, Rowland.	143, 190, 249, 672, 674, 952. 59, 641.	6 102, 103 363, 606 709, 406 677 14, 979	Rothsay, Lord Stuart de. Reay, John. Rudge, James. Rayne, W. R. Robinson, R. W. jun. Rigge, John, jun. Roberts, Geo. -	 711.
26, 37, 567, 964	Hindmarsh, Gov. { Hugblings, H. { Hack, J. Barton { Howard, Rev. C.B. Hutchinson, Y.B. Hill, R. K. - Hardy, A. - Hewett, Henry - Horsall, Robert	135, 207, 562, 564, 600, 601, 730, 764, 770, 775 to 778, 783 to 786, 825, 993. 69, 130, 481, 523, 956. 33, 34, 95 to 98, 151 to 154, 435, 578 to 581, 586 to 589, 652 to 659, 664 to 670, 828, 833 to 837. 860 to 864. 913 to 918. 990, 1004 to 1018. 53, 282, 690, 696. 57, 635, 805, 967. 67. 675, 1026. 798, 895. 872, 874.	10, 11, 15, 18, 19, 25, 38, 44, 45, 77, 87, 88, 89, 90, 91, 92, 93, 94, 110, 155, 214, 215, 217, 221, 222, 223, 224, 225, 226, 227, 228, 238, 239, 240, 273, 274, 275, 276, 278, 280 to 284, 289 to 296, 298 to 301, 349 to 352, 362, 364, 365, 370, 407, 410, 419 to 424, 437, 485, 500, 501, 512, 513, 535, 561, 576, 577, 590, 591, 638, 639, 645, 655, 669, 958, 959, 960, 961, 962	South Australian Company -	48, 213, 438 to 443, 495 to 499, 514 to 518, 573, 574, 575, 592, 593, 744, 753, 754, 755, 762, 768, 769, 781, 799, 803, 826, 827, 865 to 871, 873, 875, 876, 877, 881, 896, 898, 907 to 912, 926, 927, 938, 939, 941, 943, 949, 950, 951, 953, 954.
270, 238, 358, 359, 375 685	Jerningham, Ed. Jackson, A. Jackson, James Jacob, William	632, 633, 1020. 984, 994, 995, 1019			

Number of Preliminary Sections.	NAMES of PROPRIETORS.	Number of Sales by Auction.	Number of Preliminary Sections.	NAMES of PROPRIETORS.	Number of Sales by Auction.
331, 415 316	Stevenson, Rev. J. R.		23, 24	Thomas, Robt.	{ 41, 51, 56, 58, 82, 729, 891, 897.
22, 313, 368, 615, 963	Steuart, C. W. -	851, 852, 889, 890.	99, 5 0 329	Townend, Wm.	
39, 267, 306, 317, 318, 319, 332	} Smith, Oswald.		378, 970 507	Trenow, Jas.	
62, 70	} Smith, S. G.			Trimmer and Grainger.	
79, 400	Simpson, Alex.			Trimmer, Edmd.	
125	Stuckey, Wm.			Terelin, John -	697, 712, 713, 758.
141, 170, 230, 231, 271, 272, 985, 986	Shipster, G. F.		115 171	Witham, Wm.	
186, 506	} Smith, John A.			Warren, Elizabeth.	
254, 302	Street, Richard.		187, 252, 285, 286, 287, 288, 334, 356, 357, 360, 361, 406, 427, 969, 988, 989	} Wright, John.	
266, 484	Symonds, W. J.		308, 371, 372, 700, 1010	} Wilson, Thos.	
	Stephens, Sam.	{ 395, 396, 464, 571, 572, 817, 818, 821, 822, 831, 832, 901, 902, 903, 922 to 924, 997 to 1000, 1021 to 1024.	314, 315 320, 323, 570 374, 522, 745	Wright, Wm.	
309, 373 436, 461, 598	} Stewart, John.			Whistler, Thos.	
346, 347, 416, 417, 444, 494	} Strangways, G. B.			Wilson, Francis.	
	Smith, S. -	49, 126, 181, 397.		Williams, Wm.	129, 255, 671, 738.
379, 380, 686	Sladden, B. -	68.		Wyatt, Dr. Wm. -	{ 138, 146, 165, 173, 693, 694.
	Sladden, Jas. -	74.		Wright, Dr. -	{ 197, 198, 241, 242, 813, 816.
	Sladden, R. -	104.		White, John -	{ 246, 250, 258, 259, 388 to 391, 466 to 472, 541, 622, 809 to 812, 820, 840 to 844, 853, 854, 888, 944, 945, 946.
	Smith, G. R.			Wright, T. and S.	263.
	Sladden, S. -	144, 706.		Wickham, B. -	602, 691.
	Symonds, J. -	182.		Welman, S. -	604, 609.
	Sandford, J. -	402, 405.		Woodford, John	747, 900.
	Surflin, Edw. -	487.		Wright, Capt. -	{ 904, 905, 906, 919, 920, 921.
	Stuckey, John -	532, 557.		Williams, F. -	299.
	Stephens, E. -	{ 698, 699, 806, 807, 808.			
	Simpson, D. -	{ 878, 879, 880, 884, 887, 925.			

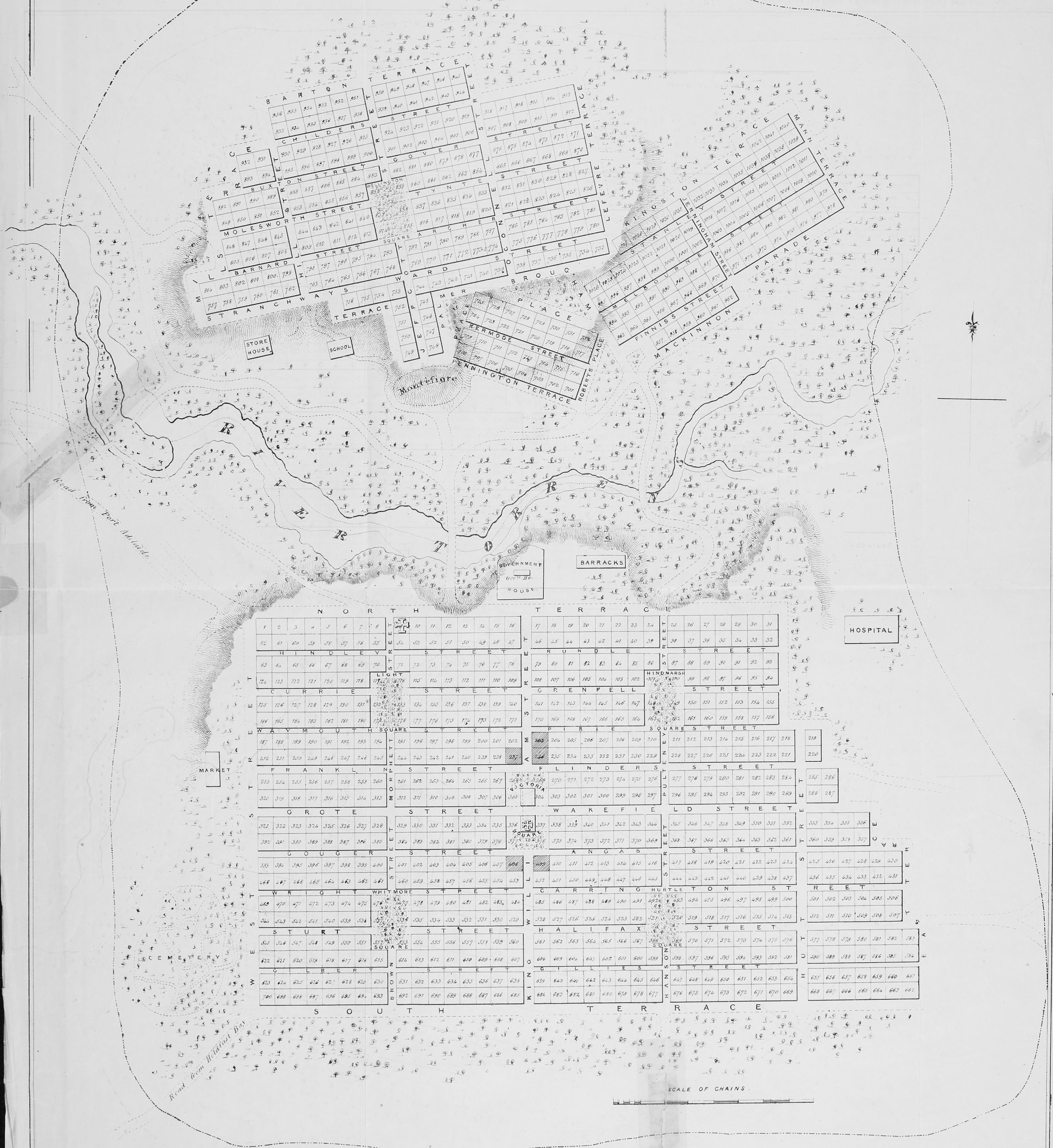
Plan of
THE CITY OF ADELAIDE.
IN SOUTH AUSTRALIA.

with the Acre Allotments numbered and a reference
to the Names of the Original Purchasers.

SEE THE ANNEXED LIST OF PURCHASERS.

N.B. The 29 Town Acres selected at the Harbour are not given here

SURVEYED AND DRAWN BY COLONEL LIGHT.



APPENDIX N^o 9.
SOUTH AUSTRALIA.

A SURVEY OF THE COAST ON THE EAST SIDE

OF

ST VINCENTS GULF.

MADE BY

COLONEL LIGHT,

SURVEYOR GENERAL.

M^r Pullen entered by this Channel, and the dotted lines are laid down from his recollection of it.

The Soundings are at low Water and the rise and fall generally about 6 feet.

IVth ↓
VIth ↓*

Two Cocks laid down by M^r Field for bays. The Western one has a square of white painted canvas and may be seen five miles off in clear weather.

Nov 9th More fresh water lakes have since been discovered and there every reason to think they extend to the Creek.



N^W High Bluff bearing S^W

Rapid Bay

2nd Valley

Yanky Point

Yanky Point

VIIth ↓
VIIIth ↓

Hold fast Bay

High ground rising all the way to M^r Laffy. By several cross bearings I make M^r Laffy to be at least 18 Miles from the Coast.

High ground well wooded and looking very rich.

South Lake. A beautiful looking country from the ship but on landing we found the soil very inferior to the rest, but I am told about 3 Miles from the shore the soil is excellent.

IIIrd ↓
Disruption Bay

IInd ↓
Yankyilly Bay

I never saw a more beautiful little Valley than this marked C. it is full of fresh water springs and covered with very fine grass.

The 2nd Valley is beautiful with a good stream of fresh water, and there are many fine large trees in it.

SOUTH AUSTRALIA.

SECOND ANNUAL REPORT

OF THE

COLONIZATION COMMISSIONERS.

Ordered, by The House of Commons, to be Printed,

26 January 1838.

[*Price 1s. 9d.*]